



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2014-15

LEGISTAR #: 20140823

PROPERTY OWNERS:

**William C. Hagemann Profit Sharing Plan
P. O. Box 4322
Marietta, GA 30061**

PROPERTY ADDRESS:

194 Locust Street

PARCEL DESCRIPTION:

Land Lot 11580, District 16, Parcel 0850

AREA: 0.25 acs.

COUNCIL WARD: 3A

EXISTING ZONING:

LI (Light Industrial)

REQUEST:

R-4 (Single Family Residential 4 units/acre)

FUTURE LAND USE

RECOMMENDATION:

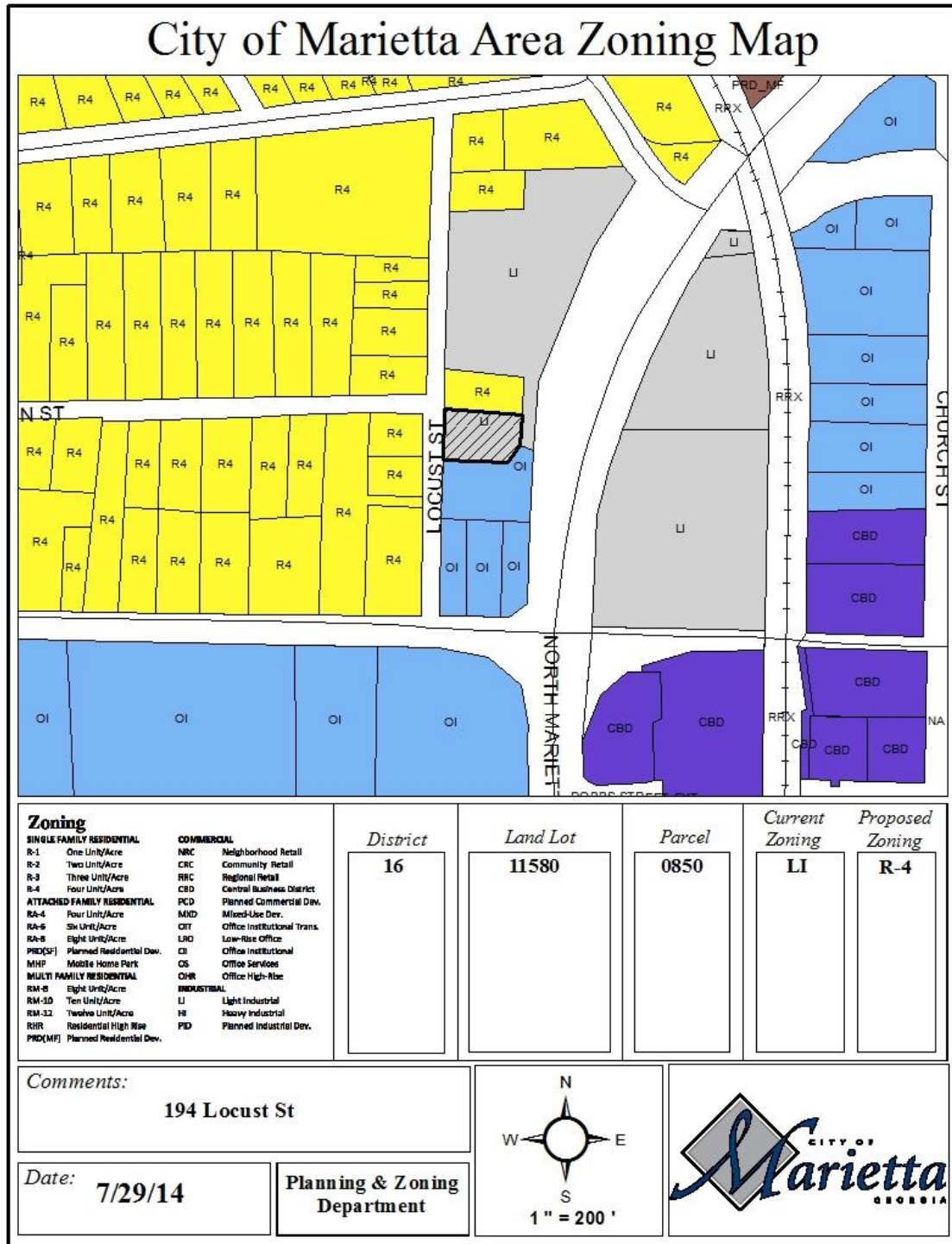
MDR (Medium Density Residential)

REASON FOR REQUEST: The applicant is requesting to rezone this property in order to build one single family detached residence.

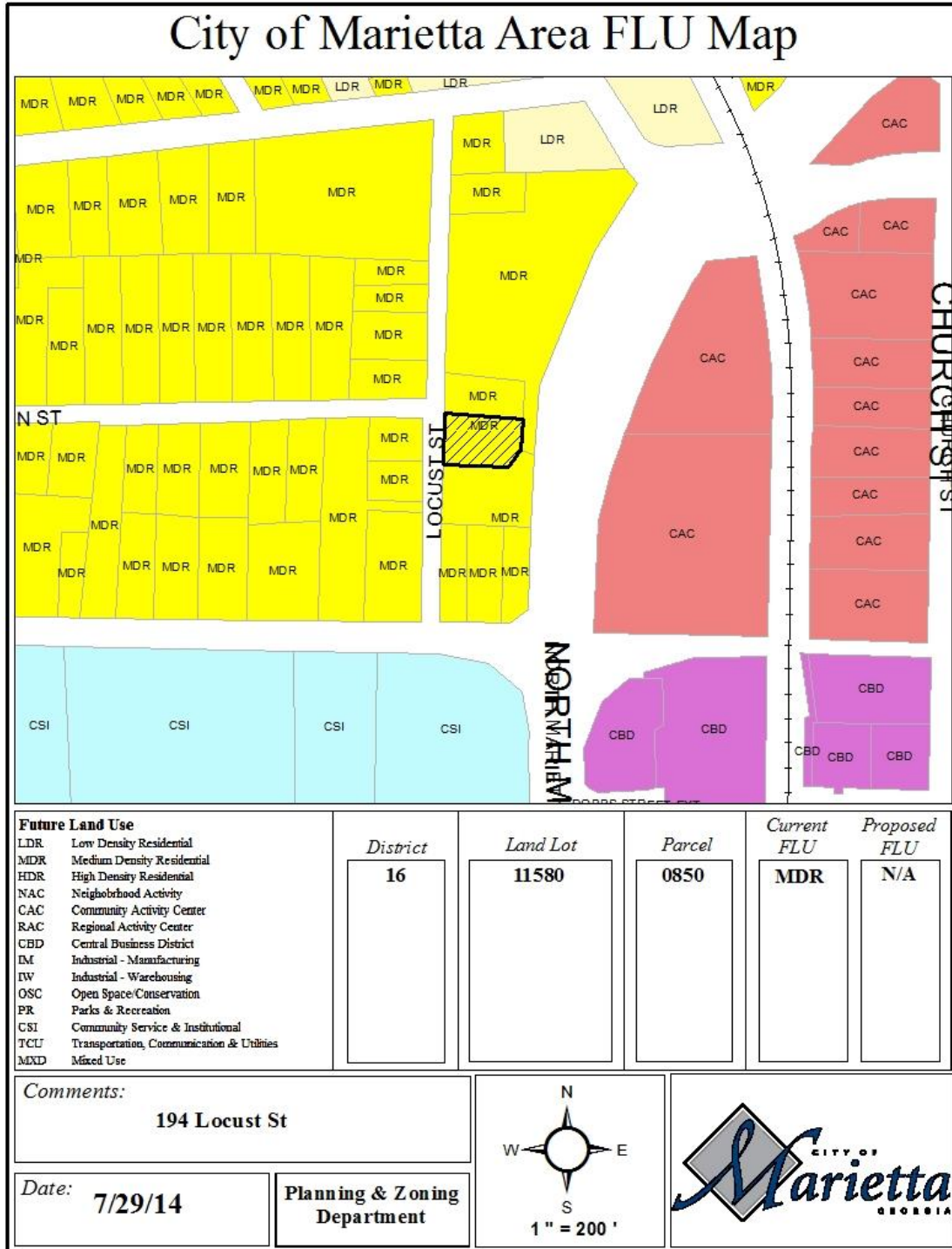
PLANNING COMMISSION HEARING: Tuesday, September 2, 2014 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, September 10, 2014 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



View of 194 Locust Street from Moon Street



View of 194 Locust Street from southwest

STAFF ANALYSIS

Location Compatibility

The applicant and owner, William Hagemann, is requesting to rezone 0.25 acres located at 194 Locust Street from LI (Light Industrial) to R-4 (Single Family Residential 4 units/acre). The applicant is requesting to rezone this property in order to build a single family detached residence.

A variety of zoning districts surround this area. The adjacent property to the north is already zoned R-4 and the adjacent property to the south is zoned OI (Office Institutional). The neighborhood to the west, across Locust Street, is zoned R-4. The properties across North Marietta Parkway, which abuts the property to the east, are zoned LI and CBD (Central Business District).

Use Potential and Impacts

The subject property is on the edge of a single family residential district where several zoning categories and uses intermingle, but most adjacent uses are single family homes. The applicant has a contract on the property from someone who intends to build an owner occupied residence that will only add to the community. There will be no change to the use of the property that would adversely affect the surrounding properties.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property and all surrounding areas as Medium Density Residential (MDR). Medium Density Residential Districts are relatively compact areas within larger neighborhoods and should be located around or near more intensively developed areas. The zoning request to rezone to R-4 to develop this property to a single family residence is consistent with the current designation.

Environmental Impacts

There is no indication of any streams, wetlands, endangered species, or topographical issues on the property.

Economic Functionality

The property is currently vacant. The adjacent property to the north is already zoned R-4 and the adjacent property to the south is zoned OI. The character of the neighborhood is single family residences. The current zoning of light industrial has no reasonable economic use. The majority of the surround properties are already zoned R-4.



STAFF ANALYSIS CONTINUED

Infrastructure

The property is entirely within city limits and will be used for residential purposes and will continue utilizing the water, sewer and electric services. There will be minimal impact to the traffic and transportation.

The applicant indicated that they will be building a single family detached residence that will exceed the minimum square footage requirement for the R-4 zoning.

History of Property

There are no variances, special land use permits or rezoning for this property.

Other Issues

The adjacent properties that are currently zoned OI, Office Institutional and LI, Light Industrial will not be required to provide a landscaped buffer, should this property be rezoned to R-4. Section 710.05(H) states that: "No buffer shall be required in circumstances in which the rezoning of a parcel or parcels of property creates a condition in which a buffer would be required along the boundary of an adjacent property or properties, where no buffer had previously been required."



ANALYSIS & CONCLUSION

The applicant and owner, William Hagemann, is requesting to rezone 0.25 acres located at 194 Locust Street from LI (Light Industrial) to R-4 (Single Family Residential 4 units/acre). The applicant is requesting to rezone this property in order to build a single family detached residence.

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The subject property is on the edge of a single family residential district where several zoning categories and uses intermingle, but most adjacent uses are single family homes. The applicant has a contract on the property from someone who intends to build an owner occupied residence that will only add to the community. There will be no change to the use of the property that would adversely affect the surrounding properties.

The applicant indicated that they will be building a single family detached residence that will exceed the minimum square footage requirement for the R-4 zoning.

The property is entirely within city limits and will be used for residential purposes and will continue utilizing the water, sewer and electric services. There will be minimal impact to traffic and transportation in the surrounding area as a result of this request.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property and all surrounding areas as Medium Density Residential (MDR). Medium Density Residential Districts are relatively compact areas within larger neighborhoods and should be located around or near more intensively developed areas. The zoning request to rezone to R-4 to develop this property to a single family residence is consistent with the current designation.

Prepared by: _____

Approved by: _____



DATA APPENDIX

DRAINAGE & ENVIRONMENTAL CONCERNS

No comments.

MARIETTA POWER – ELECTRICAL

Does Marietta Power serve this site?	Yes <input checked="" type="checkbox"/> X	No <input type="checkbox"/>
If not, can this site be served?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
What special conditions would be involved in serving this site?		
Additional Comments:		

MARIETTA FIRE – EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 51
Distance to the nearest station?	0.5 miles
Most likely station for 1 ST response?	Station 51
Service burdens at the nearest city fire station (under, at, or above capacity?)	None
<p>Other than the questions above, please comment on any issues you might have concerning this request for rezoning or variance.</p> <p><u>Comments:</u></p> <p>*Comply with all state and local codes for occupancy classification including but not limited to sprinkler system, fire alarm system, and protection of hazards.</p>	



DATA APPENDIX CONTINUED

MARIETTA BOARD OF LIGHTS & WATER

WATER –

Is there a water line adjacent to the property?	Yes
If not, how far is the closest water line?	n/a
Size of water line?	6-inch
Capacity of water line?	Available
Approximate water usage by proposed use?	1 single family

WASTEWATER –

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	n/a
Size of sewer line?	8-inch
Capacity of the sewer line	Available
Estimated waste generated by proposed development?	1 – Single family
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
	Cobb County



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Elementary School System Servicing Development	West Side
Middle School Servicing Development	Marietta Middle
High School Servicing Development	Marietta High
Capacity at Elementary School	350-450
Capacity at Middle School	1300-1400
Capacity at High School	2500-2600
Current enrollment of Elementary School	526
Current enrollment of Middle School	1376
Current enrollment of High School	2073
Number of students generated by present development	-0-
Number of students projected from the proposed development	-0-
New schools pending to serve this area	None
<u>Comments:</u>	